

# TO LET

968 Sq Ft (89.93 Sq M)

- Car repair / B2 / B8 Use
- Close proximity to city centre
- Good communication links
- 3-phase electrics
- Size and location rarely available



**22 Albert Street**

**St. Albans, AL1 1RU**

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated on Albert Street close to its junction with Holywell Hill, within close proximity of St Albans City centre
- There are good communication links with St Albans Abbey station within ¼ mile and St Albans mainline railway station within a 10 minute walk
- M25 (Junction 21a) 3 Miles
- M1 (Junction 6a) 3 Miles
- A1(M) (Junction 3) 4

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 Google Maps

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## DESCRIPTION

- A self contained single storey workshop / storage unit
- The unit has the benefit of a roller shutter door (3.52m high x 4.43m wide),
- 3 phase power supply
- Single office and WC to the rear
- 2 Parking spaces

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £21,350 per annum. VAT is not payable on the rent.

## ACCOMMODATION

Workshop and Office	89.93 SQ M	968 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-95

**Business Rates:** The rateable value is £15,250. For rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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